

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED

2024 JAN 16 PM 2:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, STARNET, LLC, A MONTANA LIMITED LIABILITY COMPANY delivered that one certain Deed of Trust dated JUNE 8, 2021, which is recorded in INSTRUMENT NO. 2021-202100172875 of the real property records of DALLAS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$822,842.50 payable to the order of PARK PLACE FINANCE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on FEBRUARY 6, 2024, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 877, OF LAKE RIDGE SECTION SEVEN, PHASE ONE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 98251, PAGE 13, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG).

NOTICE IS FURTHER GIVEN that the address of FCI LENDER SERVICES, INC., the Mortgagee or Mortgage Servicer, is P.O. BOX 27370, ANAHEIM, CA 92809. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: JANUARY 16, 2024.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C
SCHROEDER

FILE NO.: FCI-1062
PROPERTY: 2413 BRIARWOOD COVE
CEDAR HILL, TEXAS 75104

STARNET, LLC
Fax: (972) 394-1263

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086



CLERK, U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS

ENTERED

THE DATE OF ENTRY IS ON
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed November 1, 2023


United States Bankruptcy Judge

Law Office of Michael J. Schroeder
3610 North Josey Lane, Suite 206
Carrollton, Texas 75007
(972) 394-3086
FAX (972) 394-1263

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION

In re: STARNET, LLC

1 SHARPE OPPORTUNITY INTERMEDIATE TRUST

Movant,

vs.

STARNET, LLC, Debtor,
Respondents.

§

§ Case No. 23-31943-11

§ Chapter 11

§

§ Hearing Date: October 26, 2023

§ Hearing Time: 1:30 pm

§ Doc. No. 16

§

ORDER TERMINATING STAY

This case came on for hearing before this Court on October 26, 2023, upon the Motion for Relief from Stay of Act Against Property filed by 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST; and it appearing that all notices of hearing on said Motion were properly served upon all parties entitled to notice thereof; and the Court, having considered the

pleadings filed in this case and the arguments and agreements of counsel for the parties, and the Court being fully advised in the premises, finds that the Motion should be granted as provided herein.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED that the automatic stay of 11 U.S.C. § 362 is hereby MODIFIED and TERMINATED as to 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, its successors and assigns, with respect to the real property locally known as 2413 BRIARWOOD COVE, CEDAR HILL, TX 75104 and legally described as:

LOT 877, OF LAKE RIDGE SECTION SEVEN, PHASE ONE, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 98251, PAGE 13, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

(the "Property") subject to the following:

1. The Debtor shall make the following adequate protection payments to 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST: \$10,814.18 on December 1, 2023; and \$10,814.18 on January 1, 2024. All payments under this paragraph must be timely received by FCI Lender Services LLC, 8180 East Kaiser Blvd., Anaheim Hills, CA 92808, servicer for 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST.

2. 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST may take all legal steps necessary and may have all legally required contacts with the Debtor pursuant to state law and the Loan Agreement to post the Property for foreclosure sale to occur on January 2, 2024.

3. The Debtor shall take all steps necessary to (a) sell the Property and pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, (b) refinance the loan and pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, or (c) propose a confirmable chapter 11 plan prior to January 2, 2024.

4. If the Debtor is unable to timely pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, or propose a confirmable chapter 11 plan, prior to January 2, 2024, then the Debtor may prior to January 2, 2024, request a one time foreclosure sale delay by providing such request to counsel for 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST, along with proof of the Debtor's due diligence in attempting to pay off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST or attempting to propose a confirmable chapter 11 plan.

5. If the Debtor fails to timely provide a one time foreclosure sale delay request pursuant to paragraph 4 of this Order, then 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST may proceed with foreclosure sale of the Property on January 2, 2024, without further notice, hearing, or order of this Court.

6. If the Debtor timely provides a one time foreclosure sale delay request pursuant to paragraph 4 of this Order, then 1 SHARPE INCOME ADVANTAGE TRUST shall (a) cancel the foreclosure sale set for January 4, 2024, and (b) reschedule foreclosure sale to occur on or after February 7, 2024. Thereafter, 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST may proceed with foreclosure sale of the Property on or after February 7, 2024, without further notice, hearing, or order of this Court unless the Debtor sooner pays off 1 SHARPE OPPORTUNITY INTERMEDIATE TRUST.

7. Any termination of the automatic stay of 11 U.S.C. § 362 as provided in this order shall be in rem.

IT IS FURTHER ORDERED that the provisions of Bankruptcy Rule 4001(a)(3) shall not apply to this order.

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APPROVED:

/s/ Michael J. Schroeder

Michael J. Schroeder

Bar No. 17817380

Email: mike@lawmjs.com

Law Office of Michael J. Schroeder

3610 North Josey Lane, Suite 206

Carrollton, Texas 75007

Telephone (972) 394-3086

Facsimile: (972) 394-1263

ATTORNEY FOR 1SHARPE INCOME
ADVANTAGE TRUST

/s/ Eric A. Liepins

ERIC A. LIEPINS, P.C.

12770 Coit Road, Suite 850

Dallas, Texas 75251

(972) 991-5591

(972) 991-5788 - Telefax

ATTORNEY FOR DEBTOR

KW

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: January 13, 2024

Type of Security Instrument: Deed of Trust

Date of Instrument: April 25, 2018

Debtor: Thomas Jackson Jr.
Carolyn Jackson

Original Trustee: James N. Richards

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: CCAA Investment I, LP, a Texas limited partnership

2024 JAN 16 AM 10:59
FILED
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

County of Property: Dallas County, Texas

Recording Information: Dallas County Real Property Records Document Number 201800115072

Property Description: LOT 11, BLOCK 8, BRADFORD PARK AT HIGH POINTE, PHASE II, AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 86033, PAGE 1793, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale of Property: February 6, 2024

Earliest Time of Sale of Property: The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: In Dallas County, Texas, at the George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

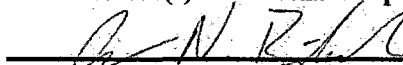
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387

Executed on January 13, 2024


James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnrichardslawpc.com